

---

# OIA BULLETIN

OFFICE OF INTERGOVERNMENTAL ASSISTANCE  
(701) 328-2094

SUMMER 1999

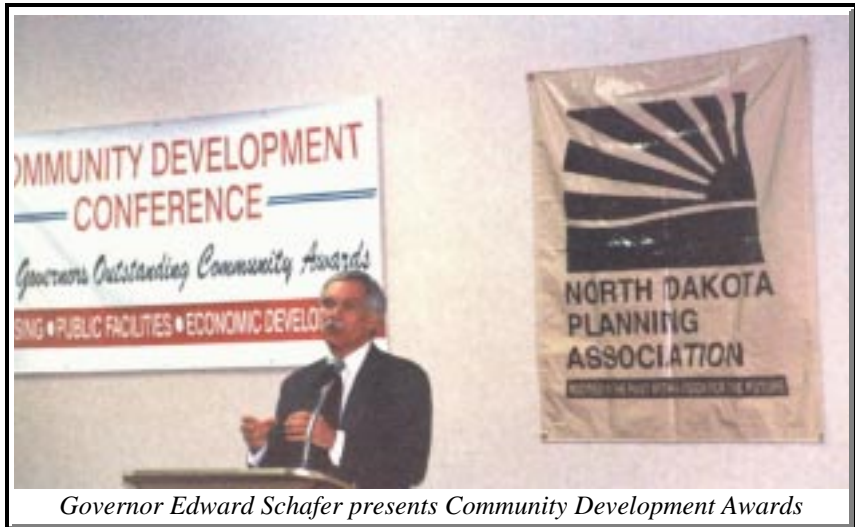
---

## Governor Presents Community Development Awards

---

North Dakota celebrated Community Development Month on April 22 and 23, 1999 with a combined conference put on by the North Dakota Planning Association, the Office of Intergovernmental Assistance, and the Department of Economic Development & Finance. The theme for the conference was **Your Community's Vision: A Part of North Dakota's Future**. The conference included sessions on community strategic planning, conducted by Dr. David Kolzow, a South Carolina consultant who has been involved in the Growing North Dakota Initiative. Several county officials also shared their region's experiences with the planning process. The conference also highlighted North Dakota's successes with several community development and awards. The winners were:

- **Northern Lights Terrace Housing Project in Minot, North Dakota**, which used Resolution Trust corporation property to develop six duplexes of affordable and special needs housing. The units originally were in such poor shape that some were facing condemnation. Minot Community Action Opportunities, acting as a CHDO, packaged the project from six different funding sources.
- **A county-wide temporary diking project in Ramsey County** assisted individual homeowners



*Governor Edward Schafer presents Community Development Awards*

with matching funds in protecting 37 homes until they could be relocated, building access roads for the relocation, and assisting with the costs of reconnecting with water and sewer.

- **An emergency water tower repair project in Lehr** restored water service for residential use and fire protection within a week of a total system failure.
- **Ritter Industries expansion in Stark County** to facilitate production of polyethylene dump boxes, a product which had been privately developed and had established national marketing.
- **The Beulah School House Apartments**, which converted a 1920 middle school which had been abandoned in 1995 into 28 elderly housing units. This

project was packaged with nine different funding sources.

- **Three BUILD (Better Utilization of Investments for Local Development)** communities were recognized for their achievements:

- Slope County
- Ramsey County
- City of Stanton

The North Dakota Planning Association (NDPA) responded to a need for training by continuing an educational series called "Planning Made Easy," based on American Planning Association materials.

The first half of that training was offered in November of 1998, and NDPA offered the second part of that training in conjunction with the conference.

---

## Association of Builders Evaluates North Dakota Homes for Energy Efficiency

New homes in North Dakota go well beyond the bare minimums, at least as far as the energy they will consume.



minimum. The purpose of this study was to determine the actual energy efficiency of a

sample of new homes.

OIA recently contracted with the North Dakota Association of Builders to evaluate a number of homes from across the state, to see if the homes meet the standards set by the 1993 Model Energy Code, which is the state thermal construction standard.

The state energy code sets a standard which local governments, if they choose to adopt a standard, must meet. While a survey some time ago indicated that few local governments have formally adopted the code, there has been a feeling expressed that standard construction practices in our northern climate generally surpass the bare

For the study, 38 homes were studied and evaluated using MECcheck software developed by Pacific Northwest Laboratory. With the software, the dimensions of various building components are input and characteristics of those parts selected from a menu. The program then compares the overall allowable UA (U-value x area) for the house with the UA of the home as constructed. (A U value is the inverse of an R value).

For the study, 38 homes were inspected and evaluated. All 38 exceeded the minimum.

“Having an energy efficient home is important to consumers, and builders are meeting the expectations and demands of their customers and producing quality housing in all parts of North Dakota,” the report concludes.

The homes in the sample ranged in price from \$67,000 to \$315,000. The homes had been constructed by 37 different builders, and included homes in larger and smaller cities, rural areas, and even lake-side recreational locations.

The field inspections were conducted through April and May, and represented current construction projects.

The project was funded with federal supplemental project funds attached to the State Energy Program.

## 1000 Families to Receive Assistance

Over 1000 families will receive assistance from the 1999 HOME program. In March, 1999 OIA’s Action Plan was approved by HUD, and by the end of that month, the HOME program had allocated its entire new allocation. “Each year we work harder to get the money out to local areas as soon as possible,” says Michael Spletto, HOME Program Manager. “We’ve always felt that decision-making at the local level can better address needs that may exist and that’s why we have been building more flexibility into the HOME Program.



Some of the new changes have accelerated the process, and hopefully it better addresses the needs.”

The HOME Program has set-asides in four basic areas: homeownership assistance; homeowner rehabilitation activities; rental rehabilitation or production; and security deposits.

- Homeownership assistance is primarily administered through the North Dakota Housing Finance Agency (HFA) in what it calls the Downpayment and Closing Assistance (DCA)

program. The HFA also administers a housing acquisition and rehabilitation program (HARP), which further assists low income families where rehabilitation needs are found. The HARP program will generate a revolving loan fund in the State to assure future homeownership assistance is available.

- Homeowner rehabilitation assistance includes the costs of bringing an existing owner-occupied housing unit up to Section 8 Housing Quality Standards. This program is administered on a
- (Cont. on Page 3)

**(1000 Families cont. from page 2)**

regional basis through agreements with Community Action Agencies (CAAs).

- The production and maintenance of rental units is handled by state recipients (the three large cities of Bismarck, Fargo and Grand Forks) and Community Housing Developments Organ-

izations (CHDOs). The three cities will be addressing needs identified in their Consolidated Plans. The CHDOs are upgrading or creating rental units for Low to Moderate Income (LMI) families and elderly.

- The Security Deposit program assists low income families

with money for a security deposit, or in emergency situations to prevent homelessness with permanent rental housing. Funds are administered by Housing Authorities and Community Action Agencies.

Below is a summary of the 1999 Set-asides:

Agency	Activity	Amount	Families
City of Bismarck	Phase 2 of Crescent Manor	\$426,000.00	10
City of Fargo	Single Family Rehabilitation	272,000.00	18
	Homeowner Assistance	200,000.00	57
City of Grand Forks	Reserved for future project	415,000.00	70
Minot Community Action Agency	Single Family Rehabilitation	100,000.00	9
	Security Deposits	20,000.00	70
Devils Lake Community Action Agency	Single Family Rehabilitation	106,500.00	6
	Security Deposits	3,500.00	20
Grand Forks Community Action Agency	Single Family Rehabilitation	105,000.00	8
	Security Deposits	5,000.00	70
Fargo Community Action Agency	Single Family Rehabilitation	81,205.00	3
	Gwinner Rental Housing	28,795.00	4
Bismarck Community Action Agency	Single Family Rehabilitation	99,000.00	6
	Security Deposits	11,000.00	80
Dickinson Community Action Agency	Single Family Rehabilitation	210,000.00	25
	Security Deposits	10,000.00	70
Stutsman County Housing Authority	Security Deposits	25,000.00	142
Cass County Housing Authority	Security Deposits	31,510.00	166
Housing Finance Agency	Homeowner Assistance	327,300.00	140
Eastern Dakota Housing Alliance	Rental New Construction & Rental Rehabilitation	375,000.00	77
Affordable Housing Developers Inc.	Rental New Construction	375,000.00	50
CHDO	Operating Expenses	100,000.00	0
Local	Administration	163,700.00	0
State of North Dakota	Administration	165,700.00	0
Totals		\$3,656,210.00	1,101

## 1999 CDBG Funds Awarded

The 1999 Community Development Block Grant (CDBG) Program year began March 1, 1999, two months earlier than last year. The program year was moved up to meet the demands of

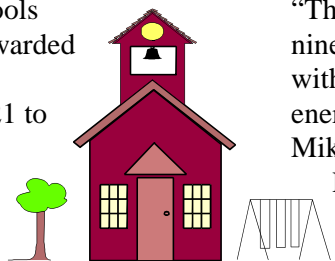
the short construction season in North Dakota. The eight Regional Planning Councils recommend projects for funding to the State Office of Intergovernmental Assistance.

Final approval comes from Governor Schafer. To date, the following financial awards have been issued in the emphasis areas of Economic Development, Public Facilities and Housing.

<b>Region 1 - Tri-County Regional Development Council</b>		
County of McKenzie	15,922.00	Removal of Architectural Barriers in Fairground buildings
<b>Region 2 - Souris Basin Planning Council</b>		
City of Bowbells	162,700.00	Lift Station Replacement
City of Kenmare	87,863.00	Waste Water System Improvements
City of Mohall	80,850.00	Loan to Mohall Supervalu for construction of a building addition
City of Mohall	49,255.00	Water Main Replacement
City of New Town	16,500.00	Water Treatment Plant Improvements
County of Pierce	72,317.00	Rehabilitation of 15 homes
City of Souris	7,042.00	Lift Station Pump Replacement
City of Stanley	20,653.00	Water Tower Renovation
City of Upham	28,750.00	Rehabilitation of two 4-plex apartment buildings
City of Velva	44,000.00	Storm Sewer Construction
<b>Region 3 - North Central Planning Council</b>		
City of Cando	138,836.00	Rehabilitation of 15 homes
<b>Region 4 - Red River Regional Planning Council</b>		
County of Pembina	151,044.00	Rehabilitation of 17 homes
<b>Region 5 - Lake Agassiz Regional Planning Council</b>		
City of Gwinner	65,100.00	Loan to A & W Diesel for building and land acquisition
City of Lisbon	94,500.00	Loan to Lisbon Dairy Queen for purchase of building and land
<b>Region 6 - South Central Dakota Regional Council</b>		
County of LaMoure	82,500.00	Loan to LaMoure Feed and Seed for equipment purchase
City of Litchville	18,467.00	Repair of Water Tower
City of Marion	138,156.00	Sanitary Lift Station Renovations
County of McIntosh	119,190.23	Removal of Architectural Barriers in the County Courthouse
City of Oakes	52,500.00	Preferred Stock Purchase in Performance Centers Inc.
City of Oakes	160,000.00	Loan and Grant to Oakes Enhancement/Omniquip for Infrastructure
City of Streeter	95,000.00	Wastewater Stabilization Pond Improvements
City of Zeeland	51,500.00	Wastewater and Water Storage System Improvements
<b>Region 7 - Lewis and Clark Regional Development Council</b>		
City of Almont	60,555.00	Water System Improvements
City of Benedict	6,945.00	Lift Station Repair
City of Carson	35,000.00	Purchase of Ambulance
County of Kidder	69,300.00	Construct Fire Hall for Pettibone Rural Fire District
<b>Region 8 - Roosevelt Custer Regional Council for Development</b>		
City of Belfield	119,367.00	Watershed-Phase I
County of Bowman	230,000.00	Purchase of Preferred Stock in Dakota Beef Cooperative
City of Dickinson	9,000.00	Purchase Thermal Imaging Fire Helmet
County of Slope	150,000.00	Rehabilitation of 27 homes
City of South Heart	17,600.00	Water Reservoir Recoating
County of Stark	36,199.00	Ambulance Purchase for the Richardton/Taylor District
County of Stark	16,786.00	Southwest Water Pipeline Water Hookups for Low Income Households

## Schools Given Grants to Improve Lighting

Twenty-six schools were recently awarded matching grants totaling \$166,121 to assist them in installing energy-efficient lights. The projects were funded through funds remaining in the State's Petroleum Violation Escrow (PVE) accounts, as well as unused federal funds which were returned to the state from the defunct Institutional Conservation Program (ICP).



“Through the eighties and early nineties, the ICP provided schools with a source of matching funds for energy conservation projects,” said Mike Mahlum, administrator of the Energy Efficient Lighting (EEL) program.

Unfortunately, he said, that federal program was deleted in 1995, after seventeen funding cycles. Since that time, no government funds have been available for similar school energy conservation projects. A number of utility companies had rebate programs

directed at lighting projects, but these had expired in the last year.

“The projects we were able to assist had ‘fallen between the cracks,’ so to speak,” he said.

The projects were described in a simplified analysis, and evaluated by the OIA Energy Engineer, Darin Scherr. Projects were competitively ranked, and limited funding eliminated four projects.

Projects which received funding were:

Applicant	Location	Total Project	Annual Savings	SPB	Approved
Oriska Public School	Oriska	\$ 9,479.55	\$2,542.04	3.73	\$ 4,740.00
Hazelton-Moffit-Braddock	Hazelton	12,412.40	\$3,149.91	3.94	6,206.00
Neché Public School	Neché	11,779.98	\$2,629.83	4.48	5,890.00
Maple Valley Public School	Tower City	7,890.65	\$1,599.48	4.93	3,945.00
Ellendale Public Schools	Ellendale	9,436.00	\$1,830.15	5.16	4,718.00
St. Joseph School	Mandan	22,711.14	\$4,178.81	5.43	10,000.00
Litchville-Marion Elem School	Litchville	15,443.22	\$2,649.46	5.83	7,722.00
Pettibone-Tuttle Elem School	Pettibone	4,800.00	\$822.53	5.84	2,400.00
Litchville/Marion High School	Marion	10,580.46	\$1,771.58	5.97	5,290.00
Gackle-Streeter Public School	Gackle	18,957.78	\$3,057.60	6.20	9,479.00
Bishop Ryan High School	Minot	42,982.00	\$6,830.00	6.29	10,000.00
Bismarck Public Schools-Northridge	Bismarck	40,592.00	\$6,236.26	6.51	10,000.00
Pingree-Buchanan Public School	Pingree	12,300.00	\$1,777.00	6.92	6,150.00
Ashley Public School	Ashley	19,862.00	\$2,753.38	7.21	9,931.00
Grace Lutheran School	Fargo	4,020.00	\$553.92	7.26	2,010.00
Sawyer School District	Sawyer	12,738.18	\$1,751.00	7.27	6,662.00
Mott Public Schools	Mott	18,814.00	\$2,572.00	7.31	9,407.00
Pingree-Buchanan Public School	Buchanan	6,925.00	\$943.00	7.34	3,463.00
Richardton Public Sch Dist 4	Richardton	8,200.00	\$1,075.08	7.63	4,100.00
Taylor Elementary School	Taylor	6,432.00	\$799.43	8.05	3,216.00
Surrey Public School plus Gym	Surrey	19,678.00	\$2,427.87	8.11	9,849.00
Fargo Public School - Longfellow	Fargo	28,765.20	\$3,515.40	8.18	10,000.00
East Fairview Elementary School	Fairview	1,377.95	\$152.00	9.00	689.00
Beulah High School	Beulah	1,425.00	\$152.82	9.32	713.00
St. Thomas Public School District #43	St. Thomas	21,685.00	\$2,271.00	9.55	10,000.00
Public School District #78	Park River	19,081.69	\$1,995.00	9.56	9,541.00
Totals		\$ 388,369.20	\$ 60,036.55	6.47	\$ 166,121.00

---

## New OIA Employees

---

**N**atalie Watson was recently hired as an Administrative Secretary with the Office of Intergovernmental Assistance.

Natalie's responsibilities include telephone reception, typing and processing all printing and supply orders for the office, opening and distributing all incoming mail, logging in data, preparing files for microfiche, and typing correspondence.

She has 11 years of experience in the administrative field.



*Natalie Watson  
Administrative Secretary*



*Chelsey Zimmerman  
Part-time Clerk*

**C**helsey Zimmerman recently accepted a position as part-time clerk with the OIA. She was previously a volunteer at the Dakota Zoo in Bismarck.

She's is assigned a variety of duties including reception, handling requests for energy education publications, preparing UPS packages, and mail.

Chelsey is a student at St. Mary's Central High School.

---

Office of Intergovernmental Assistance  
14th Floor - State Capitol  
600 East Boulevard Avenue  
Bismarck, ND 58505-0170

BULK RATE  
U.S. Postage  
P A I D  
Permit No. 125  
Bismarck, ND 58504



*Printed On  
Recyclable Paper*

